



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, DECEMBER 18, 2003

THE VILLAS MEETING ROOM
(Located adjacent to City Hall, at rear of building)
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, JAMES FRUIT
YARMILA KENNETT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 4, 2003

SUBCOMMITTEE ACTIONS:

1. Hale Ave. – Capriano/DUC
2. Llagas - Mirasol
3. E. Dunne – Mama Mia's
4. Depot – Dayworker Facility

CONSENT CALENDAR:

5. **EXTENSION OF TIME, EOT-03-20: CONDIT-PATEL:** A request for a one-year extension of site, architectural, and landscaping plans to build a two-story building with an arcade, restaurant, and 18-hole miniature golf course on 1.6 acres on Condit Rd., between East Dunne Ave. and Tennant Ave., in a Planned Unit Development (PUD). (APN 817-12-004)

Recommendation: Adopt Resolution No. 03-037, approving request.

6. **EXTENSION OF TIME, EOT-03-21: VINEYARD-NICHOLSON:** A request for a one-year extension of site, landscape and architectural plan approval for the construction of a 19,823-sf light industrial building on a 1.34-acre site. The subject site is located at 16250 Vineyard Blvd in the ML, Light Industrial zoning district. (APN 817-05-065)

Recommendation: Adopt Resolution No. 03-038, approving request.

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NEW BUSINESS:

7. **SITE REVIEW AMENDMENT, SRA-99-06: VINEYARD-CENTURION HOLDINGS:** A request to amend the architectural and site review approval for a newly constructed 17,460-sf light industrial building located at 16120 Vineyard Blvd. in the ML Light Industrial Zoning District. The applicant is requesting to amend the landscape plan for the site and eliminate a requirement for a roof screen. (APN 817-05-042)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-039, approving request.

8. **UNIFORM SIGN PROGRAM AMENDMENT, USPA-91-07: VINEYARD TOWN CENTER-KENT:** A request for approval of a change in the uniform sign program to include two monument signs for a shopping center located at the southwest corner of Monterey Road and Edmundson Ave. in the Planned Unit Development District. (APN 767-22-035 and 767-22-039)

Recommendation: Open Public Hearing/Continue to January 15, 2004 meeting.

9. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district. (APN 817-06-039)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-041, approving request.

10. **SITE REVIEW, SR-00-37: MONTEREY-SCOFFONE:** A request for architectural approval of a change in the exterior façade of a building located at 17330 Monterey Rd. in the CC-R, Central Commercial Residential District. (APN 726-14-001)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-042, approving request.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

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NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.